

Brian Schley

336 Whitefriars Ln

Matthews NC 28105

Board of Commissioners

APPROVED

2/8/2021



Lori Canapinno, Town Clerk

To whom it may concern:

I am requesting a public improvement variance in order to obtain a permit for a storage building that is approximately 3 or 4 feet into a recently added swim buffer on my property.

Me and my wife Jane with our 2 sons have lived at 336 Whitefriars Ln Matthews for 20 years. Both of our son's went through the Matthews education system, Matthews elementary, Crestdale and Butler High School. Then both graduated From App. St. We love calling Matthews our home and are very proud of it. We have both been involved in continuing to making Matthew's a better place to live

We have have had a storage shed in the same place in our yard since purchasing the home over 20 years ago. 50 or so feet below and to the right is a small creek. I have been told there was a zoning change made to my property 10 to 15 years ago called a swim buffer. We were never notified of this change and never asked to move the storage building. It is only a very small portion of the building in the swim buffer. I had no idea what it was for and honestly didn't get a proper definition from the 1st 4 people I discussed it with in planning and zoning. It's actually something I totally agree with and hope to see more of these kinds of moves to help our environment. A notification would have seemed to have made sense.

Unfortunately, during the tornado that came through, a tree fell on and destroyed the building. I decided to rebuild a storage workshop this past June. I contacted the Town of Matthews for obtaining a building permit and getting any zoning information as I wanted to make it a little larger. I was told that the office was closed to the public but I needed to contact Charlotte Mecklenburg for the building permit anyway. I contacted Charlotte planning and was informed that they were also closed to the public but that I was allowed to build a building and have it inspected after the fact, once things were back to normal. I used the same sideline closest to the creek and expanded it larger towards my home and away from any side or back setbacks. It is all correct. I had a nice discussion about what I could and could not due, gave my address to make sure I was within my rights to build this. I let them know it was not being built on a slab. It would not be used for vehicles at all. They said that was considered a moveable building and was permitted. I used the existing electric to the old shed and had a licensed electrician hook up the new lights and an exhaust fan. Not entirely comfortable, While on the phone with Charlotte planning, I was looking at the guidelines on line and it clearly stated you

can inspect this sort of building after the fact if everything was done correctly. Which we did.

If someone had looked up our property, came by, informed of where to put it, Informed me the zoning had changed when they made it a swim buffer, I had as much room as needed to move 20 or 30 feet to the right away from a swim buffer that no one mentioned. There would have been absolutely no reason to build it there, It is a very small percentage inside the swim buffer, a few feet was the best guess of Gigi Mullett in Charlotte planning. Gigi was incredibly helpful and took the time to look into this very closely. I can't say enough about her time and input to assist me in a simple mis-understanding. She agreed with my argument and helped me issue a building permit that is now being held up because it is the decision of Matthew's on a swim buffer not Charlotte Meck's decision. She informed me she would recommend her approval to anyone and to contact Matthew's to resolve. I thank you again Gigi to take the time to help us fix this. I also want to thank Carlo and Rob In Matthews for there help in moving forward.

In summation, I did all my due diligiance and proceeded correctly, asked for guidance from both Matthews and Charlotte. I had lots of other options, I could have turned it slightly, moved it a few feet to the righ etc. (plenty of room) but decided the safe and best place to go was in the same spot. Unfortunately, here we are. I would think that something like this would just be grand-fathered in. In no way was I ever trying to hide anything on this project and is in plane site of the street for neighbor's or anyone to see us building. It was built to pass any inspection and I had every intention of doing so.

Thank you for your time and I look forward to hearing from someone soon. I am available anytime to answer any questions and or inspect the building.

Brian Schley

bschley@earthlink.net

704-996-2131

Polaris 3G Map – Mecklenburg County, North Carolina

336 White Friars Lane

Date Printed: 3/5/2021 11:38:15 AM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.





